

CORNWALL
HOUSING

TAMAR MEADOWS

St Anns Chapel

SHARED OWNERSHIP



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CORNWALL HOUSING

WELCOME TO TAMAR MEADOWS

TAMAR MEADOWS — a lovely development of homes situated in the beautiful rural location of St Anns Chapel within the Tamar Valley an area of Outstanding Natural Beauty. St Anns Chapel can be found just west of Gunnislake on the A390 close to the Dartmoor National Park and the Devon Border. St Anns Chapel itself has a small local shop and Delaware Primary School and is within walking distance of Gunnislake Railway Station which has connections through to Plymouth.

This high quality development is a mixture of spacious 1, 2, 3 and 4 bedroom homes built with the modern family in mind; there are 1 bedroom apartments and 2 bedroom houses available through the Shared Ownership Scheme.

Cornwall Housing are selling 12 homes on this pretty development— 8 one bedroom apartments over two buildings and 4 terraced two bedroom houses. Starting at just £95,000 these homes are ideal if you are a first time buyer trying to get on the property ladder, you wish to downsize or are looking for a bigger home for a growing family. Check Help to Buy South for eligibility.

Shared Ownership is where you buy a part of the property and rent the remaining from Cornwall Housing Ltd. The initial purchase can be anything from 40% to 75% of the property's value. You will also be able to purchase further shares in the future - this is called Staircasing. For more information ask for our leaflet 'Shared Ownership—How does it work?' or ask the Shared Ownership Team on sharedownership-sales@cornwallhousing.org.uk



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SITE PLAN



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HAY COMMON

Plots 89, 91, 93 & 95 Ground Floor Apartments



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HAY COMMON

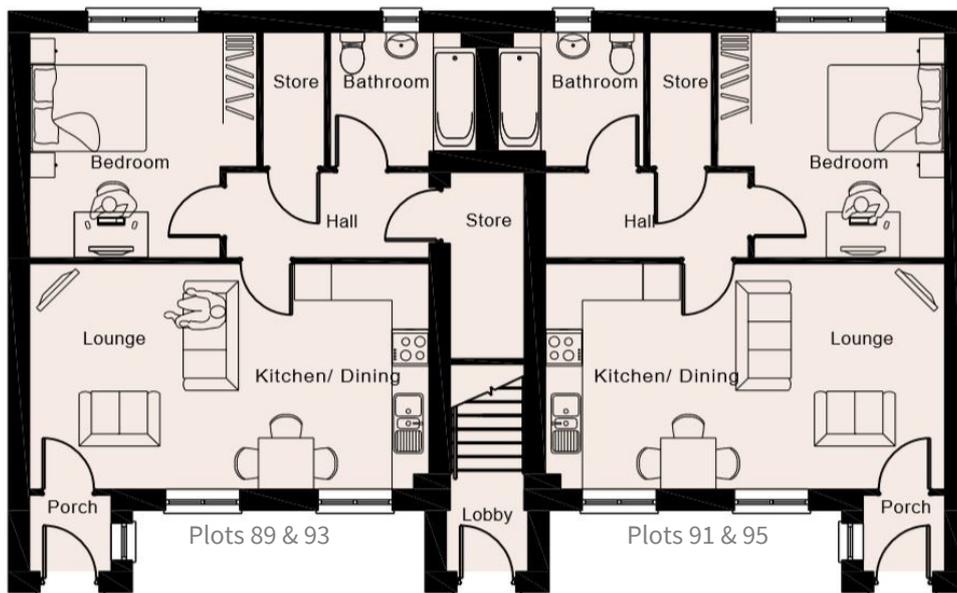
Plots 89, 91, 93 & 95

Ground Floor Apartments

These smart one bedroom ground floor apartments come with their own entrance that leads to a small enclosed porch area. From there a door leads straight into the well proportioned open plan lounge, dining room and kitchen. The kitchen has vinyl flooring already installed and a range of wall and floor units fitted. The kitchen also features a fitted oven, hob and extractor, space for a fridge freezer and washing machine.

Off the kitchen area a door leads to an inner hallway off which you will find doorways to a convenient store cupboard, double bedroom and bathroom. The bathroom comes with vinyl flooring, a classic white bathroom suite with shower over the bath and glass shower screen.

Outside you have one designated parking bay and bin store.



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CORNWALL HOUSING

TAMAR MEADOWS

Plots 90, 92, 94 & 96

First Floor Apartments



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TAMAR MEADOWS

Plots 90, 92, 94 & 96

First Floor Apartments

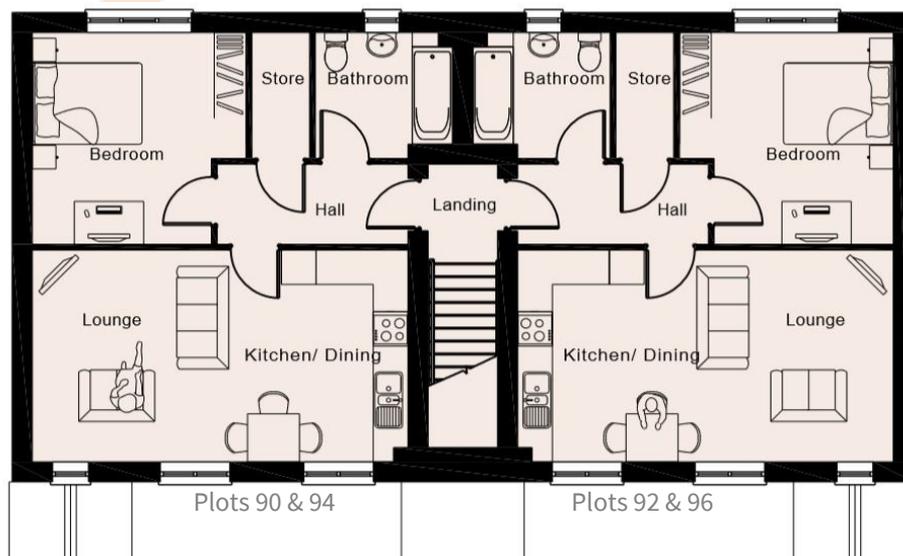
These well designed one bedroom first floor apartments come with a shared entrance with door entry system. This entrance is only shared with one other first floor apartment.

On entering the shared door a single flight of stairs leads you to a small communal landing area off which are the doors to the separate apartments.

On entering the apartment you come to a hallway off which lead doors to the bathroom, bedroom, storage cupboard and open plan kitchen, dining and lounge area.

The kitchen features a range of modern floor and wall units, a fitted oven hob and extractor fan, space for a fridge freezer and washing machine. The bathroom has a classic white suite with shower over bath and vinyl flooring.

Outside you have one designated parking bay and bin store.



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CORNWALL HOUSING

TAMAR MEADOWS

Plots 97, 98, 99 & 100

Terraced Houses



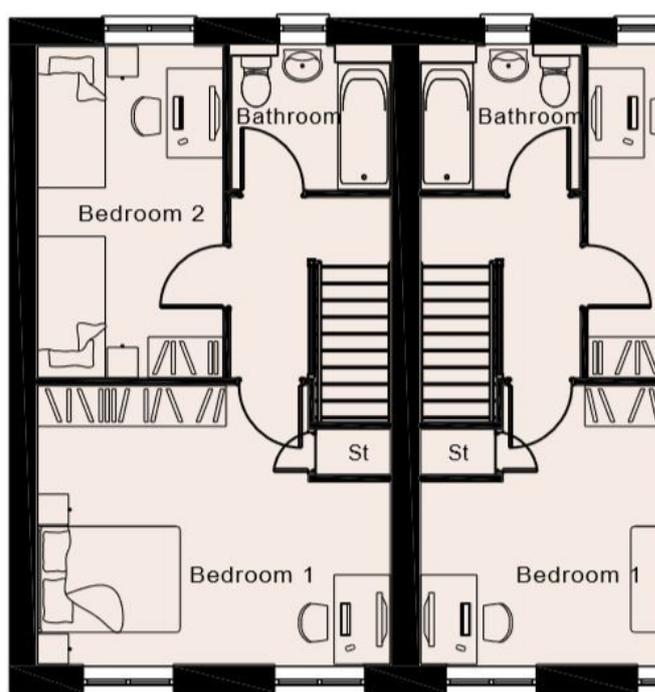
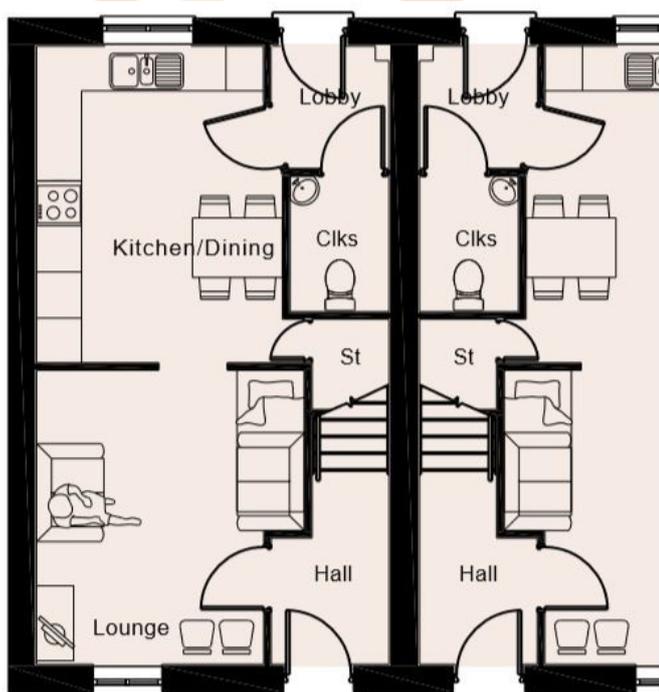
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Terraced Houses

On entering the property you come to a useful entrance hallway with stairs leading to the first floor and a door leading into the Lounge. Through the lounge another doorway leads you into the kitchen dining area. The kitchen has vinyl flooring already installed and a range of wall and floor units fitted it also kitchen also features a fitted oven, hob and extractor, space for a fridge freezer and washing machine. Another doorway leads you to the rear porch and downstairs WC and the exit to the private enclosed rear garden laid to lawn with a small patio.

Upstairs you will find a landing with doors off to two double size bedrooms, and a family bathroom which has a classic white suite with shower over bath, glass shower screen and vinyl flooring.



SHARE VALUES

PLOTS 89, 90, 91, 92, 93, 94, 95 & 96 Full Market Value £95,000		
PERCENTAGE %*	PERCENTAGE VALUE	RENT PER MONTH
40%	£38,000	£118.75
50%	£47,500	£98.95
60%	£57,000	£79.16
70%	£66,500	£59.37
75%	£71,250	£49.47

PLOTS 97 & 100 End Terrace Full Market Value £175,000		
PERCENTAGE %*	PERCENTAGE VALUE	RENT PER MONTH
40%	£70,000	£218.75
50%	£87,500	£182.29
60%	£105,000	£145.83
70%	£122,500	£109.37
75%	£131,250	£91.14

PLOTS 98 & 99 Mid Terrace Full Market Value £170,000		
PERCENTAGE %*	PERCENTAGE VALUE	RENT PER MONTH
40%	£68,000	£212.50
50%	£85,000	£177.08
60%	£102,000	£141.66
70%	£119,000	£106.25
75%	£127,500	£88.54

Service Charge per month £TBC

*Other share values are available dependent upon affordability. The minimum share you can purchase is 40% and the maximum share you can purchase in your first transaction is 75%. You will be able to staircase (purchase more shares) when you have owned the property for at least 12 months. For more information contact the Shared Ownership team on sharedownershipsales@cornwallhousing.org.uk



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Tamar Meadows St Anns Chapel

Gunnislake—1.5 miles

Calstock—3 miles

Callington —4 miles

Tavistock —6 miles

Plymouth —17 miles

Launceston—13 miles

Liskeard—12 miles

Exeter—48 miles

Nearest Sat Nav PL18 9FS / PL18 9EN



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Interested?

Call - 0300 1234 161

Email - sharedownershipsales@cornwallhousing.org.uk

Website - www.cornwallhousing.org.uk

**Visit - www.helptobuyagent3.org.uk for full information about Shared Ownership
and to check your eligibility**



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